Cauldwell

PROPERTY SERVICES

8 West Hill, Milton Keynes, MK14 6BE

£340,000

CAULDWELL have the pleasure in bringing to the market this extended and much-improved three bedroom family home, situated within the popular area of Stantonbury, to the North/West of Milton Keynes.

The location benefits from excellent transport links and amenities, with Central Milton Keynes shopping centre and train station only 3.9 miles away, and Wolverton with its train station, High Street shops, restaurants, coffee bars and further facilities just 2.4 miles away.

The accommodation briefly comprises: entrance hall, kitchen, study/utility room, cloakroom, sitting room, and a dining room with bi-fold doors opening onto the rear garden. The first floor offers three bedrooms and a family bathroom.

Externally, the rear garden is mainly laid to lawn with a patio area, summer house, shed, sheltered BBQ area and gated access. To the front, the property enjoys a low-maintenance, block-paved driveway providing off-road parking for two vehicles.

Council tax band: B
Energy rating: C

ENTRANCE HALL
Front entrance door. Stairs to first floor. Coving to skimmed ceiling. Store cupboard. Door to kitchen, living room and utility room.

UTILITY ROOM
Plumbing for washing machine. Space for fridge freezer. Tiled flooring. Double glazed window to front. Wall mounted boiler. Coving to skimmed ceiling. Door to cloakroom.

CLOAKROOM
Two piece suite comprising low level wc and wash hand basin and cupboard surround. Wall mounted heater. Part tiled walls. Coving to skimmed ceiling.

KITCHEN 7'8" x 12'7" (2.35 x 3.86)
Fitted with a range of wall and base units with Quartz worksurfaces incorporating sink drainer unit. Space for Range cooker with fitted extractor hood Plumbing for dishwasher. Built in fridge. Double glazed window to front Skimmed ceiling with inset lighting.

LIVING ROOM 10'7" x 18'1" (3.23 x 5.53)
Opening to extended dining room. Coving to skimmed ceiling. Feature wall lights. Radiator.

DINING ROOM 7'1" x 17'2" (2.16 x 5.24)
Double glazed bi fold doors to rear. Double glazed window to rear. Double glazed sky light. Coving to skimmed ceiling. Radiator.

BEDROOM ONE 14'0" x 8'6" (4.28 x 2.61)
Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM TWO 9'4" x 10'9" (2.85 x 3.30)
Double glazed window to rear. Radiator. Coving to skimmed ceiling.

BEDROOM THREE 8'6" x 9'0" (2.61 x 2.76)
Double glazed window to front. Radiator. Coving to skimmed ceiling.

RE-FITTED BATHROOM
Three piece suite comprising 'P' shaped bath with shower over, low level wc and wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring. Frosted double glazed window to front. Skimmed ceiling with inset lighting. Extractor.

REAR GARDEN
Enclosed and laid mainly to patio. Covered barbecue areas and lawn. Wooden fence surround. Gated side access. Outside power.

FRONT GARDEN
Block paved driveway. Outside tap.

All measurements are approximate. The mention of appliances and/or services within these sales particulars does not imply that they are in full efficient working order. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. MORTGAGE & FINANCIAL - The Mortgage Store can provide you with up to the minute information on all available rates. To arrange an appointment, telephone this office YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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Floor Plan

TOTAL FLOOR AREA : 1055sq.ft. (98.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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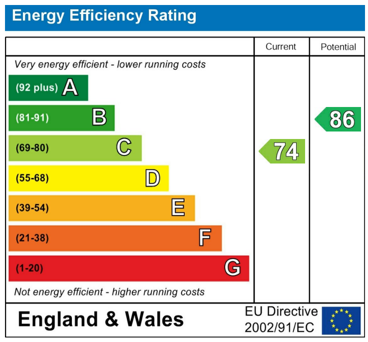
Area Map

Energy Efficiency Graph



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